

From: [Correspondence Group, City Clerk's Office](#)
To: [Robert Carter](#)
Subject: RE: Rezoning of Beach Towers
Date: Tuesday, February 05, 2013 10:42:17 PM

Thank you for your comments.

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For more information regarding Public Hearings, please visit vancouver.ca/publichearings.

Thank you.

City Clerk's Office

City of Vancouver

Phone: 604-829-4238

Email: publichearing@vancouver.ca

Website: vancouver.ca/publichearings

From: Robert Carter s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 6:36 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: Rezoning of Beach Towers

Hello

This is just to say that I'm extremely opposed to any redevelopment to the property at 1600 Beach Avenue. It is of classic architectural heritage value to the city at a critical location in terms of viewsapes and tourism. It would look terrible to fill in the spaces between the four buildings with lowrises and medium height towers. The original plan was perfect with terraces and fountains and greenspace. Please don't let this property management company build any more units. They won't be affordable either.

Cheers, R. Carter

From: [Correspondence Group, City Clerk's Office](#)
To: [T. Chambers](#)
Subject: RE: Beach Towers Public Hearing
Date: Tuesday, February 05, 2013 5:06:24 PM

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Thank you.

From: T. Chambers s. 22(1) Personal and Confidential]
Sent: Tuesday, February 05, 2013 4:52 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Public Hearing

As I will not be able to attend the public hearing on this matter, I would like to send you a brief email.

I have been a resident in the west end of vancouver for over 15 years now. I fell in love with the neighborhood and have considered myself blessed to live in such a unique neighbourhood, surrounded by the oceans and mountains, and the green beauty of Vancouver, while still being in a downtown city.

As a resident living at Burnaby st. and Broughton st. I have concerns about the beach towers proposal:

1) I feel there should be no rezoning without a comprehensive plan for our area. I know the west end is currently in the middle of a planning process and I feel nothing should be considered until the west end plan is complete.

2) Reducion in public views is also a concern to me as well as height restrictions. Part of what I love about this area is the site lines to english bay, and the views down Harwood st. Infilling of the open areas and the addition of the private recreation building with greatly diminish these existing views. It would be a shame for the neighbourhood. I dont want it

to change. We don't need taller buildings blocking everyone's view.

3) I feel that density for the sake of density must be discouraged! This neighbourhood is already very densely populated! Do we need more expensive, housing that will do little to help the affordable market rental housing. No. Let's be honest. We don't need more people in the west end!

I am concerned that many of the things that make the west end unique such as our tower separation guidelines, our public view/sitelines, and increased density are being ignored and pushed aside for a development that is not needed nor wanted by the neighbourhood. It is designed for an elite few and only they and the city will benefit from this development proposal.

Whenever I have friends visit from out of the country or city, or when family comes down to visit, everyone comments on the beauty and uniqueness and quietness of our neighbourhood. This development would leave a negative impact on the neighbourhood and I don't want it.

Sincerely,

Tom Chambers

trust in existence, in yourself, in love!

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Beach Towers
Date: Tuesday, February 12, 2013 10:23:33 AM

Thank you for your comments.

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Thank you.

-----Original Message-----

From: Joe s. 22(1) Personal and Confidential
Sent: Friday, February 08, 2013 3:27 PM
To: Public Hearing
Subject: Beach Towers

Dear Mayor Robertson and Council

I live at s. 22(1) Personal and Confidential about a block away from this proposed rezoning and development. I voted for you and I love you and many of your initiatives. I am appalled that you are even considering this. There are many reasons to not allow this to proceed. This is not about anything more than putting money in the pocket of a developer who is unlikely to share it with anyone. My guests and I can never find parking in this area as it is and I received several parking tickets in my desperation to get a place where my elderly mother could walk to. An absence of parking is not the only reason to disallow this. You have already alienated me and now you are about to block my friends view that she worked hard to have. This will be your legacy. Not good Jack.

Joe
s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Beach Towers Rezoning Application. 40 Year Tenant's View from Norman G. Drew
Date: Tuesday, February 05, 2013 3:01:19 PM
Attachments: [BT Noise 2_19_07 MP3.mp3](#)

Thank you for your comments.

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Thank you.

From: Norm Drew s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 2:57 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: Beach Towers Rezoning Application. 40 Year Tenant's View from Norman G. Drew

To: The Mayor and Vancouver City Council

From: Beach Towers tenant, Norman G. Drew
40 year resident since 1973.

Dear Mr. Mayor and Council,

This is my second letter regarding the fate of Beach Towers hinging upon the rezoning application.

I wish to bring to your attention conditions here since the new owners of Beach Towers took over, wherein maintenance standards have been minimal and often completely lacking. This lack of standards should be taken into consideration before granting permission to build even more buildings here.

Examples:

1) (a) Whereas these buildings before had a resident manager in each building to attend to problems promptly, there have since been *no resident managers here at all*. None. Not even one for all four towers.

(b) Last year Columbus tower had a *fire emergency*. Tenants gathered outside on the

sidewalk and street with their pets, freezing, not knowing what to do or where to go, there being no resident manager to take control or provide information. The fire chief told the group that BT's fire alarm system was drastically sub-standard and out of date, that the fire department couldn't intervene, that tenants had to contact City Hall about it. The office manager happened to still be in the office but as he was recently appointed, he didn't know where or how to turn off the fire alarms, which rang steadily for three hours. We gave him the phone number of the previous maintenance chief, whom he called to ask him where and how to turn off and reset the alarms.

(c) Lack of Security.

When tenants move in or out now, after they've completed their move they often leave the entrance doors wedged open. Without any resident managers to supervise those moves, the doors are left open so anyone from the street can enter the buildings. There is a NIGHT security patrol of ONE security person, but none during daytime when people move in or out.

2 (a) Maintenance (lack of):

Last winter the preheat system for the hallway airflow vents broke and ice cold air was being drawn into my building. Management 'fixed' it by shutting it off. For the past year I couldn't understand why my apt. was filling up with neighbouring apartment's second hand cigarette smoke. The more exhaust fans and air cleaners I operated, the more smoke entered my apt. Finally discovered that the hallway fresh air flow system was still shut off. It hadn't been circulating fresh air into the building for an entire year! I emailed to the manager, this photo of my washroom ceiling vent with the charcoal filter I'd duct-taped over it - caked in just three weeks of cigarette smoke ash.



they finally investigated, weather-strip sealed my hall entrance door, changed the hall vent filters and switched on the fresh air circulation. But it took an entire year before they seemed to be even aware the system had been shut off. The manager gave me his assurance that they now 'will be hiring a pro-active maintenance group'. Time will tell.

3. More Affordable Housing

Under previous management of Beach Towers, for decades there was almost always a ZERO vacancy rate here.

Recently management posted a notice in elevators offering 'incentives' to tenants who can refer potential tenants to them.

Despite this, there has never been so many vacant suites here since I moved in 40 years ago

as there have been, particularly in the past year. And yet the owners keep increasing rents here to the maximum allowable each year.

4. Luxury Rentals Financing Better Maintenance:

The developer's point re: "luxury rents will finance better maintenance throughout the complex" may on the surface seem to be a valid point; however, under all previous owners for three decades, the prior fact of there being a resident manager in each building plus a full time, on site maintenance team, *were key points which convinced tenants to move here*. Full capacity rentals ensured constant cash flow to pay for that high standard of maintenance. In contrast, the present sub-standard maintenance discourages potential tenants from moving in here, and is prompting many to move out, leaving the complex with many empty suites.

What the developers are proposing seems to be putting the cart before the horse; and if so, one wonders what the true motivation is behind proposing luxury rental units. Why are more buildings being proposed for this complex when already there are many suites vacant?

5. Many long term tenants such as myself are living in extreme anxiety. We are fearful of being forced out of an unliveable, uninhabitable situation during the massive demolition/removal of the pool and construction of infill buildings with unbearable noise, dust, pollution, massive vibrations mere feet from our balconies.

This is the noise we already endured for two years every day while previous owners resurfaced the plaza atop the swimming pool:

This was recorded inside my apartment with the windows closed. The larger planned demolition will be far worse.

Click play arrow to hear the noise. This went on all day, every day for two years!!

6. We senior, long term tenants are also fearful of speaking our views on how this plan will impact our living conditions.

One tenant who expressed her view at the previous hearing, a couple of days later was suddenly evicted from a small lobby level office space she'd been renting for many years. The reason given was "management needs the space". One wonders about this as there are already so many vacant suites in all four buildings. Whether it was retaliatory punishment or not, on the surface it seems to be.

7. A reiteration of points sent in previous email:

* if as stated elsewhere, the density for this block is already OVER density, then why is a discussion of increasing density even being discussed?

* the unique architectural heritage value of the site will be destroyed with overfilling, mismatched buildings crammed into the designed-in counterbalancing spaces between the monolithic towers, destroying access to light, air and views.

* the most unique and largest indoor apartment swimming pool in Vancouver's West will be destroyed, replacing it with just another unremarkable housing unit.

* the amenities building, (if one carefully studies the drawings), is very small and any replacement swimming pool located there can only be the size of a kiddie wading pool; hardly adequate to serve the population of not just four towers but an *additional* four or more buildings.

I am not against development itself, but this massive infilling of this unique, beautiful Vancouver architectural treasure, integrated as it is harmoniously with English Bay and the Westend skyline (it's spacious plaza provides counterpoint relief to the WALL of Westend highrises on every tourist postcard of Vancouver); should be reconsidered and scaled back, possibly allowing only the infill buildings on each side and behind Columbus, with a low profile, one story row of townhouses on Cardero corner. Also instead of DESTROYING the unique pool (which serves FOUR towers now and possibly four more buildings) leaving the exemplary plaza as the counterbalancing space it was designed to be.

As for the Beach Avenue facade: better landscaping with a long waterfall/fountain (like the Wall Center's) interspersed with greenery would alleviate the currently boring walk along the front of the complex - and provide better Feng Shui for residents and public alike.

The situation is almost the same as an individual choosing wallpaper and paint. The tiny sample chip (or 'architects drawings') may seem appealing, but once instituted at full scale can be ghastly and a bad decision. In Beach Towers' case, impossible to reverse once the damage is done. Repapering/repainting a room is much easier.

I can think of no more polite words for the current proposal than 'architectural rape and mutilation'.

Please scale back this increased density, luxury townhouses, pool destruction proposal.

Sincerely yours,

Norman G. Drew

From: [Correspondence Group, City Clerk's Office](#)
To: [s. 22\(1\) Personal and Confidential](#)
Subject: FW: Beach Towers
Date: Wednesday, February 06, 2013 11:38:03 AM

Thank you for your comments.

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Thank you.

From: Will Edwards [s. 22\(1\) Personal and Confidential](#)
Sent: Tuesday, February 05, 2013 11:14 PM
To: Public Hearing
Subject: Beach Towers

To Council

I am against this because this building will take away views from others.
The west end does not need any more towers.
New towers should be built along Cambie and Broadway.

Regards
Will Edwards

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Public hearing, Beach Towers, Feb 5, 2013
Date: Tuesday, February 05, 2013 3:21:20 PM

Thank you for your comments.

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Thank you.

From: Peter GAJDICS s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 3:17 PM
To: Correspondence Group, City Clerk's Office
Subject: Public hearing, Beach Towers, Feb 5, 2013

Please see my below email regarding the planned development at Beach Towers, Vancouver, which I oppose. Thank you.

From: s. 22(1) Personal and Confidential
To: publichearing@vancouver.ca
Subject: Public hearing, Beach Towers, Feb 5, 2013
Date: Tue, 5 Feb 2013 15:11:21 -0800

Hello. I live in Beach Towers, s. 22(1) Personal and Confidential. I will be attending the public hearing tonight at City Hall, and I would like to speak.

Here are my comments.

For the record, I oppose this planned development. I am a 48-year old working adult, and have lived at Beach Towers for just over 12 years. I value my home life, my peace and quiet. Beach Towers is not simply where I pay rent, it is my home. If this development proceeds, I expect there will be construction, drilling and hammering, for the next 2-3 years. In *The Residential Tenancy Act*, under "Protection of tenant's right to quiet enjoyment," it clearly states:

"A tenant is entitled to quiet enjoyment including, but not limited to, rights to the

following:

...

(b) freedom from unreasonable disturbance."

In my opinion, setting up a construction zone in such close proximity to hundreds of current tenants far exceeds "unreasonable disturbance," it is outlandish. Construction sites typically begin work at 7 or 8 am, and work all day into the night, sometimes on weekends. What happens to us, the current tenants of Beach Towers, while drilling and hammering continues for 3 years, and practically on top of our existing homes? At Harwood St, where I live, the new townhomes are supposed to be squeezed into two spaces on either side of our building. We will then be sandwiched in without any room to breathe. City Hall seems to be focussed on "increasing density" in Vancouver at all cost. What about the people who live in these homes? What happens to the people whose balconies will be directly in front of this construction zone? Are we just "out of luck"? What about retired people, or anyone who won't be able to leave their apartments all day while this construction continues? And what about our rents? My rent has gone up over \$300 in the 10 years I've lived at Beach Towers. Rent in these new townhomes will obviously cost far more than what I currently pay, and I would expect that as soon as they complete this construction, current tenants' rent will be raised to bring them up on par with what Beach Towers will then charge the new tenants. It's a domino effect, and meanwhile, an entire demographic of working class and retired citizens are being squeezed out of their homes. Finally, under "About Us" on the Devonshire Properties website, it says: "People First. This has been the guiding philosophy behind Devonshire Properties since 1959." If Devonshire Properties truly is concerned with "People First," then I would ask them to think about the people who now live at Beach Towers, and how this development will impact their homes.

I oppose this development.

Thank you.

Peter Gajdics

s. 22(1) Personal and Confidential

A series of four horizontal grey bars of varying lengths, used to redact the signature and contact information of Peter Gajdics.

From: [Correspondence Group, City Clerk's Office](#)
To: [Irving Guttman](#)
Subject: RE: Rezoning Application for 1600 Beach Avenue and 1651 Harwood Street
Date: Tuesday, February 05, 2013 3:03:55 PM

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Thank you.

From: Irving Guttman s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 3:00 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 1600 Beach Avenue and 1651 Harwood Street

Your Honour & Council,

As a resident of the West End for the past 45 years, I feel very much apart of this very unique environment, which encompasses the highest population per square mile in North America. The past city bylaws and permits have protected this very special neighbour hood for a very balanced healthy lifestyle. The West End, the highest density per capital for youth and retired people has been a very beneficial flexibility for a healthy living environment.

(Healthy air, mobility, quiet living space and safety is a very protected luxury to have today and we will loose all of it without realistic vision for today and the future.) The block which we live in will be destroyed of its protected environment with all these changes. We have 8 bldgs.' and towers housing more than 2000 people living in a very short block, any more population will have dire and permanent damage to our life style. We pay the highest rents and condominium prices in the West End and we are loosing our value and investment.

Please do the math per block and development around us, this will give you a more realistic picture of where development should be taking place in the West End. There endless empty lots in the centre of the West End and closer to downtown that could be developed with much better results for the City.

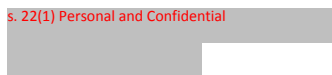
(We are totally against this whole development, we value our beloved neighbourhood and hope it will continue to be a positive and healthy environment.)

Yours Truly,

Dr. Irving Guttman C.M O.B.C. (DLitt.)

Robert Dales.

s. 22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: [Cecile](#)
Subject: RE: public hearing Feb5 2013,,,1600 Beach Avenue & 1651Harwood Street
Date: Tuesday, February 05, 2013 4:20:43 PM

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Thank you.

From: Cecile s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 5:11 PM
To: Correspondence Group, City Clerk's Office
Subject: public hearing Feb5 2013,,,1600 Beach Avenue & 1651Harwood Street

To Mayor and Council, I say no to this new development change for the same reasons as previously stated,,, It will increase density, increase traffic in the West End. Spoil the view for many people, The west End Plan is not finalized. We the West End Neighbours have been requesting Affordable Housing. These rentals are Highend because of the view that is being ruined for others. We are told rent will be 18 to 27% higher than average rental prices for similar sized units in the West End. Please say no to this development...Cecile Helten s. 22(1) Personal and Confidential
 across from the demolished heritage facade of used to be Maxine S

s. 22(1)
Personal
and
Confiden
i l

From: Correspondence Group, City Clerk's Office
To: "Joe"
Subject: RE: Beach Towers Rezoning & Development
Date: Tuesday, February 05, 2013 10:48:00 PM

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Thank you.

City Clerk's Office
City of Vancouver
Phone: 604-829-4238
Email: publichearing@vancouver.ca
Website: vancouver.ca/publichearings

-----Original Message-----

From: Joe s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 6:52 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Rezoning & Development

Dear Mayor Robertson and Council

I live at s. 22(1) Personal and Confidential about a block away from this proposed rezoning and development. I voted for you and I love you and many of your initiatives. I am appalled that you are even considering this. There are many reasons to not allow this to proceed. This is not about anything more than putting money in the pocket of a developer who is unlikely to share it with anyone. My guests and I can never find parking in this area as it is and I received several parking tickets in my desperation to get a place where my elderly mother could walk to. An absence of parking is not the only reason to disallow this. You have already alienated me and now you are about to block my friends view that she worked so hard to have. This will be your legacy. Not good.

Joe
s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [Frank J21](#)
Subject: RE: Rezoning Beach Towers - Public hearing Feb 5 - Opposed
Date: Tuesday, February 05, 2013 5:05:59 PM

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Thank you.

From: Frank J21 5.22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 4:51 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Beach Towers - Public hearing Feb 5 - Opposed

This proposal would take a reasonably nice looking block and make it ugly.
There isn't a huge amount of view through the buildings,
but this would take it all away.
Not only for local residents, for all of us.

The site is already FSR 3,
that increase above zoning for the area originally granted
was likely done because the buildings don't close off the views.

The policy of infilling everything regardless of how it affects the
existing community has to go.

Neighbours when they moved in, whether purchase or rental,
should have been able to rely on this block not being changed.

The policy statement says that most of the rental housing in the west end
was built decades ago.

So! What's the problem?

Suites then were larger for starters.

From: [Correspondence Group, City Clerk's Office](#)
To: [Kate H](#)
Subject: RE: BEACH TOWERS PUBLIC HEARING AT CITY HALL - 5 FEBRUARY, 2013 from K.E. HILL
Date: Tuesday, February 05, 2013 5:05:32 PM

Thank you for your comments.

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Thank you.

From: Kate H s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 4:46 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: BEACH TOWERS PUBLIC HEARING AT CITY HALL - 5 FEBRUARY, 2013 from K.E. HILL

To Whom It May Concern - I have just sent an incomplete email, sorry, please delete. Please could someone see that Mayor and Council read my following letter before the Public Hearing today. I would appreciate acknowledgement of receipt of this email please at

s. 22(1) Personal and Confidential. Thank you.

RE: BEACH TOWERS PUBLIC HEARING – 5 FEBRUARY, 2013

I am writing to ask that Council **NOT** rezone the West End's Beach Towers site. I strongly feel that a special re-zoning not be approved because of the following:

Public Views and Neighbourhood Character will be ruined for many people living on and near all sides of the proposed development, including those who live along the back lane between Harwood Street and Beach. Many of those people only have a single "peekaboo" view of the ocean via the view corridor along this back lane towards Beach Towers. The proposed nine floor building would totally block these views and we would no longer even be able to see the English Bay Christmas lights, let alone the ocean. Views for tenants and property owners alike would be reduced to looking at other buildings and light and neighbourhood character would be lost.

Heritage Space and Tower Separation – These tall towers need to have space around them for the benefit of all residents and visitors. Please do not destroy our waterfront heritage space by cluttering it up when these existing towers already do not meet the tower separation guidelines applicable to the West End. No more buildings on this site please – the space around the existing towers should be preserved for the benefit of all.

Parking – Our streets and lanes are already saturated and cluttered with vehicles. Visitors as well as residents have a very hard time finding a place to park. Adding more density to this

area will only add considerably to the local traffic.

Streetscape – Adding extra buildings to this site will **not** improve the streetscape as suggested in the Staff Report (Page 8). How can anyone think that looking at a nine floor building is preferable to looking out over the ocean and benefitting from the light provided by the space between the existing towers. These huge towers block enough light and views as they are now.

Increased Density – Should not be allowed in an already over-densely populated area even if it is proposed to be in the form of rental units. Please note that the existing towers do not meet the City's existing tower separation guidelines applicable to the West End.

Comprehensive West End Community Plan – I understand a new West End Community Plan is currently being developed, therefore no new major re-zonings should be approved until this Plan is complete. Why should a single property owner in the meantime be allowed to receive benefits while destroying the quality of life of everyone else. Creating expensive rental units will be of no benefit to the community whereas the heritage public space and individual neighbourhood character that currently exist are irreplaceable.

Our International Image – Please do not destroy this by diluting the individuality of our neighbourhoods with blah clutter.

A Fait Accompli? – I sincerely hope that Council will seriously consider West End residents' concerns and not rubber stamp yet another non-conforming plan. Thank you.

Dear Mayor and Council – **PLEASE DO NOT APPROVE ANY REZONING APPLICATIONS FOR THE WEST END'S BEACH TOWERS SITE.**

Thank You.

K.E. Hill s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [cynthia kent](#)
Subject: RE: Beach Towers Public Hearing
Date: Tuesday, February 05, 2013 5:54:36 PM

Thank you for your comments.

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Thank you.

-----Original Message-----

From: cynthia kent s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 5:53 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Public Hearing

To the Mayor and Council:

As a born in Vancouver resident who has recently returned to the City from Ottawa to live once again in the West End, I object to the proposed rezoning of the Beach TOwers site for additional residential development as outlined in the current development application, in particular the heights of some of the buildings.

The proposed development will change the iconic public view of English Bay and have a negative impact on Beach Towers, which in my experience, is commonly perceived as an esblished Vancouver landmark (even by those who reside outside of Vancouver).

The West End is currently in the middle of a planning process to create a new community plan. No rezoning application should be considered in isolation or without being guided by the policies of the new plan. The proposed Beach Towers rezoning should be even considered until the West End plan is complete.

Yours truly,

Cynthia Kent
s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [Boardroom Limousine](#)
Subject: RE: Beach Towers
Date: Tuesday, February 05, 2013 5:14:43 PM

Thank you for your comments.

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Thank you.

From: Boardroom Limousine s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 5:08 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers

For consideration :

I live in the Beach Towers and my parking stall is one of many in a 4 level parkade whereupon the proposed 9 storey tower would be built.

Over how many months of construction would how many B T tenants be displaced from there and required to park elsewhere ?

Can the neighbourhood accommodate hundreds more vehicles overnight ?


Furthermore, I am self-employed and usually return to my home office between business appointments elsewhere.

If I'd have only 4 appointments per day and would be parking at the Coast Plaza Hotel, I'd thereby be spending 40 hours per month, the average person's work week, just walking back and forth between residence and vehicle.

Something nice to look forward to ...

Shale Lachter

S. 22(1) Personal and Confidential

A large grey rectangular redaction box covers the text below the name and the redaction code.

From: [Correspondence Group, City Clerk's Office](#)
To: [Neil Matson](#)
Subject: RE: Reply from 40 years" Beach Towers tenant
Date: Thursday, February 14, 2013 2:49:46 PM

Thank you for your comments.

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Thank you.

From: Neil Matson s. 22(1) Personal and Confidential
Sent: Thursday, February 14, 2013 1:59 PM
To: Correspondence Group, City Clerk's Office
Subject: Reply from 40 years' Beach Towers tenant

I received this very disturbing message in my email this morning, and thought I'd pass it on to you. I have, as asked, deleted the author's name, and of course realize you couldn't possibly act on an anonymous message, but that doesn't mean you can't decide for yourself if there might be some truth here or have staff perhaps investigate further. I understand Mr Stevenson is interested in this sort of problem.

Neil Matson
s. 22(1) Personal and Confidential

Neil

I don't think we've met yet, but in reply to your comment "All people on Saturday ought to be asked if the live in Beach Towers, and if so, whether they support the development. We need an informal poll to report on Tuesday. "

I have resided in the same apartment at Beach Towers for **40 years** (moved in June 10, 1973).

The conditions here since the new owner took over three years ago do not match their public statements.

They did repaint suite entrance doors (a cheerful BLACK!), installed tacky new hallway carpets, expensive e-card laundry machines (\$2.50 per load!) and new locks on all apartment doors. They also installed underground security gates and CCTV wiring, but the latter two systems **after two years are still not operational**. The architectural centrepiece jewel, our 40 foot long swimming pool has been left to deteriorate - obviously in the owners' anticipation of City Hall approval to destroy it and make way for a luxury townhouse block; which in itself will destroy the current spacious public plaza above the pool, replacing BOTH with **one private view space for the wealthy tenants only**.

The architect's 'rationale' (skewed propaganda) statement about 'Needing luxury rent income to pay for maintaining the original towers' is upside down logic; "putting the cart before the horse".

Here's why:

Maintenance Rationale:

Under previous owners, for 38 years, the cost of Beach Towers maintenance was **self-sustaining** because **each tower employed a full time resident manager**, that is: FOUR full time, on site resident managers, who were usually married couples, meaning there were in fact **EIGHT full time resident managers on site, 24/7.**

Moreover, there was a **full time licensed and qualified maintenance team** employed here who, along with the EIGHT managers were capable of dealing with any tenant issues as well as mechanical, electrical and plumbing emergencies whenever they occurred.

When the new owners assumed management, ***all resident managers and maintenance crew were shortly after dismissed***, leaving us with **not even ONE full time resident manager for the entire complex of four towers.** We had **nobody** on site to deal with emergencies for a tenant population of 600 to 800 souls, other than what appeared to be sporadic, dubiously capable handymen called in on an as-needed basis. Whatever 'repairs' that have been done to my suite by the present 'handymen', I have had to correct myself, due to their bungled work.

And for this sub-standard service our rent is now annually increased at the MAXIMUM allowable level!

Previously the presence of full time, on site managers and maintenance crew ensured full occupancy. For decades, Beach Towers had a **zero vacancy** rate. *The full time staff was a key factor in tenants deciding to move here.* The well-maintained 40 foot long swimming pool was another key selling point. *Full occupancy in turn ensured financing of ongoing maintenance cost of all the buildings and the pool.*

The present owner was correct when he expressed at the Feb. 5 hearing that 'infrastructure systems need replacing, being almost 50 years old'. It's a valid point as the heating and water systems are frequently being shut down for servicing. However, the lack of resident managers and highly qualified maintenance crew has, I believe, led quickly to a situation where new tenants are discouraged by this fact; as well as the high rents being charged for what is today by comparison with previous years, minimal services. Therefore for the first time in 38 years, **there are apparently, many vacant suites and more tenants moving out each week.** I don't know for certain, but numerous tenants have mentioned, to their knowledge many suites are now vacant in this complex. It's been reported **over 100 parking spaces are vacant.**

This complex is similar to a large ship. It's basically a land-bound ship moored on the shore of English Bay. Just as a ship, this complex is so large, it **needs a full time, on site crew:** resident managers and licensed, qualified maintenance crew to run it safely and keep it maintained; not to leave the passengers aboard alone, with only an office management team 'on the wharf' trying to sell tickets to new passengers (tenants).

From the living conditions we've experienced here in the past three years, we are not convinced any better or adequate maintenance would be forthcoming whether or not more and luxury suites are added. In essence, current behaviour speaks for future behaviour. It is the only evidence we have. We have no communications from owners or office management that things will be otherwise - aside from the architect's cavalier veiled threat of 'Approve our infill or we'll let the towers crumble to nothing' CBC TV remark last week.

Tenants are now expressing fear that 'slumlord tactics' are being used to discourage long term residents from residing here so that rents can be grossly increased when they move out; the thin end of a wedge calculated to upscale the entire complex into the luxury rental rate zone.

Stressed Tenants:

The ongoing threat of massive redevelopment of this site is another cause of anxiety among long term and senior citizen tenants. One 85 year old gentleman I overheard speaking recently in a local café expressed his great fear of what was going to happen to his 'home' here in Beach

Towers. He has resided at Douglas House since it was built. It was Beach Towers' first tower. Long term residents' roots here are deeply embedded.

Eviction by Default:

Many of we tenants have reached the conclusion, that this 'deteriorating' tactic will enable the owners to disgust us into moving out, thereby avoiding any legal hassle by not actually evicting us; *hoping we'll leave on our own volition*, which many tenants have already done.

BTW.... forgot to mention: after the new owners took over, they *sawed all newly vacated storage lockers in half and now charge \$30 per month to new tenants* for half-size lockers, which usually in most apartment buildings, even full size lockers, are included FREE in the apartment rent. This is particularly galling as in towers such as these, there is very little storage area in suites, making basement lockers *ESSENTIAL*.

This is very peculiar behaviour for any investor group who allegedly have access to large money, at least the amount of money needed to build FIVE ENTIRE INFILL BUILDINGS.

These points should be brought to the attention of City Hall and the neighbours of BT.

Intimidation and Retaliation:

We BT tenants have been living under an aura of intimidation. Even senior citizen tenants with health concerns have been bullied and retaliated against for speaking at recent hearings. One couple, the husband of which had hip replacement operations in the past year, attended the Coast Plaza hearing and spoke their democratic opinion about BT issues. Within 24 hours they were evicted from a lobby office space they'd been renting here for years, on the pretext that 'Management needed the space'; in a complex that now has so many empty spaces? I think not. The owner himself apparently 'pushed his way into their office telling them that they are hoarders'. According to the elderly tenant, a businesswoman, the office was neat, clean and all her business related items were carefully filed. I have not seen the tenant's office so do not know if they were hoarding junk or not. However, their report of the owner 'forcing his way into their office', insulting and intimidating them is very disturbing.

As I have lived here so long, it would be a severe uprooting at my age and health condition to have to move out on just 30 days notice, so I too am proceeding with caution if not yet feeling indirectly intimidated. So far I have not been directly threatened, although there seems to be no valid reason required here now for the owners to bully and intimidate tenants.

Your group can use this information to make known exactly what is going on here at BT.

However, I would appreciate it if you don't mention my name, but merely qualify

it under 'Tenants' Report that...!.

From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Beach Towers Development
Date: Thursday, February 07, 2013 9:36:31 AM
Attachments: [Dear Mayor and Council.doc](#)

Thank you for your comments.

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Thank you.

From: zoe napier-hemy s. 22(1) Personal and Confidential
Sent: Wednesday, February 06, 2013 6:59 PM
To: Correspondence Group, City Clerk's Office
Subject: Beach Towers Development

Dear Mayor and Council:

Last night I attended the public hearing at City Hall and listened to the speakers up until 10:30 p.m. My intention was to speak, however since I was #23 on the list and the hearing was to conclude at 11:00 p.m., I decided to forward my short presentation via email.

I sincerely hope that my voice will also be counted in on this important matter, that affects the entire neighbourhood.

I'm grateful for the opportunity to attend the public hearing and listen to all opinions being expressed.

Kindly confirm that you have received the attached and count me in as being opposed to the proposed development.

Sincerely,
Zoe

Dear Mayor and Council:

My name is Zoe and I live close to the Beach Towers, where the proposed units are to be built.

The Beach Towers is unique to the West End, with the sprawling multi-level plaza, overlooking the water. It adds character and beauty to the area, for all to appreciate.

The West End already has the 19 storey Alexander development being built at Bidwell & Davie, along with another high rise on Broughton and Comox.

We also have the Cactus Club, taking the place of a traditional style beachside eatery.

The additional proposed towers at Beach Avenue and Harwood would benefit 118 residents, which is miniscule in relation to the number of residents who will be adversely affected.

English Bay is a highly valued tourist draw, which relies on several focal points, with Beach Towers being one of them. With tour buses going along Beach Avenue, the additional development would sorely detract from the exquisite architecture and ambience of the Beach Towers site.

In my opinion, and that of my neighbours,
the city should continue to focus on
the excellent work it is doing in providing
affordable housing for the homeless and low
income people in Vancouver.

Thank you

From: [Correspondence Group, City Clerk's Office](#)
To: [e_pecknold](#)
Subject: RE: The rezoning site at Beach Towers
Date: Tuesday, February 12, 2013 10:24:06 AM

Thank you for your comments.

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Thank you.

From: e pecknold s. 22(1) Personal and Confidential
Sent: Tuesday, February 12, 2013 8:45 AM
To: Correspondence Group, City Clerk's Office
Subject: The rezoning site at Beach Towers

Folks, I walk down Harwood to shop almost every other day. It is a very satisfying stroll as there are views of the water, gardens to enjoy and all and all a well balanced part of the city. Why ruin it with more buildings, more cars and less green space? I am totally against re-developing that area.

Thanks, Elizabeth Pecknold s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [Katrina](#)
Subject: RE: West End development Hardwood and Cardero
Date: Tuesday, February 05, 2013 10:41:07 PM

Thank you for your comments.

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Thank you.

City Clerk's Office
City of Vancouver
Phone: 604-829-4238
Email: publichearing@vancouver.ca
Website: vancouver.ca/publichearings

-----Original Message-----

From: Katrina s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 6:05 PM
To: Correspondence Group, City Clerk's Office
Subject: West End development Hardwood and Cardero

Dear Mayor and Council,

My name is Katrina Prescott. I was born and raised in the West End and attended all 3 schools in the neighborhood. In 2000 I moved to New York City where I lived before my return to Vancouver at the end of 2009.

My hard earned NYC savings afforded me my dream apartment in my old hood, just 4 blocks to the address of where I was raised; a SE facing leasehold suite on Cardero and Burnaby that boasts a great view, a welcome change from my shaft view in NYC. Also a great selling feature, one that I felt confident in when I purchased.

As it stands now the proposed development will obstruct my water view. I understand the need for residential development in our ever growing city but I am completely confused about why we need to develop areas that are going to cause crowding and obstruct views with what seems to be zero positive impact to the local community (ie affordable housing) and why this process is done with virtually no public consultation. The lack of consultation leaves me feeling invisible, disrespected and disappointed in the government I supported.

Please have a proper consultation with West Enders. We are a major tourist destination and the gateway to Stanley Park. It's not that we are closed to change but we need to be consulted and heard. We've made the hood beautiful for decades. We're not trying to be Yaletown or Coal Harbour. Respect that we are different. This city is thirsty for diversity.

I understand that living in my hometown is a luxury as I am well traveled. I also realize that I am incredibly blessed to have this view. I worked hard to live in my space and am grateful for all that I have everyday.

Thank you.

Best,

Katrina Prescott

s. 22(1) Personal and
Confidential

Sent from phone

From: [Correspondence Group, City Clerk's Office](#)
To: [Jaco Retief](#)
Subject: RE: Public Hearing 19th February 2013 - Proposed Development - Beach Towers, 1600 Beach Avenue, Vancouver BC
Date: Thursday, February 14, 2013 11:06:25 AM

Thank you for your comments.

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Thank you.

From: Jaco Retief s. 22(1) Personal and Confidential
Sent: Wednesday, February 13, 2013 10:59 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: Public Hearing 19th February 2013 - Proposed Development - Beach Towers, 1600 Beach Avenue, Vancouver BC

Thank you for the information and please change to the following in order to protect myself from becoming a victim of unfair treatment due to identification as an actual tenant at 1600 Beach Avenue.

"Dear Mayor and Council,

I would like to introduce myself as a local resident of the area at the 1600 Beach Avenue development and are fully oppose to the proposed development on this site.

Firstly because I am a local resident in this area for a reason - the open and airy atmosphere of this area with sweeping views of the ocean walking on Harwood Street and enjoying sunset views from the many vantage points provided by this West End landmark development.

To have proposed development filling up every possible empty spot in this area is just a sign of greed on part of the developers/owners who already have 4 towers with thousands of tenants generating millions of dollars revenue annually, combined and even further

The proposed development will not only destroy the 1600 block atmosphere, but also thousands of other residences in the West End who might not be able to enjoy full views of

our beautiful ocean views, but even just a little bit of ocean views and blue skies will be taken away from them.

With my education in urban planning I am also oppose this development based on the lack of sensitivity to the beauty of the West End, the suburban atmosphere it offers and the open spaces that we can still enjoy around us with views of what Vancouver is all about - ocean and mountains.

I am fully against any development on this site, totally against the enclosure of the existing towers which will even block views for pedestrians walking by and oppose the plans to remove the public viewing terraces. In order to keep the views and open spaces I do recommend if they don't want this as open spaces, to have this privatized, develop green spaces for the thousands!!!! of tenants in the 4 towers making up the Beach Towers Development. This will be great to provide more access to green spaces within a private atmosphere for the tenants instead of blocking all and everyone's views in the surrounding and West End neighbourhood.

Thank you for your consideration of my appeal against this development.

J. Retief"

Thank you.

From: [Correspondence Group, City Clerk's Office](#)
To: [Wang Rui](#)
Subject: RE: Strongly against the New Project
Date: Thursday, February 14, 2013 3:24:49 PM

Thank you for your comments.

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Thank you.

From: Wang Rui s. 22(1) Personal and Confidential
Sent: Thursday, February 14, 2013 2:54 PM
To: Correspondence Group, City Clerk's Office
Subject: Re: Strongly against the New Project

Dear Mayor and Council:

We are very much disappointed to hear about the new project of Beach Towers Rezoning & Development, which will destroy not only the beautiful view enjoyed by the tenants, but also removed the indoor swimming pool and hot tub which we use every day. The to-be-built indoor swimming pool is said to be very small, much smaller than the current one. There are already 4 high-rise buildings and if more buildings are added and only a smaller swimming pool available, we can well imagine what will happen. The impression we get for this project is: the land developer aims only at more profits than the health of the tenants and the environmental concern of the surrounding areas to say nothing about the damage done to the unique character of this Category A Landmark. Based on the above reasons, we are strongly against the new project.

We sincerely hope that you (the Mayor and the Council) will seriously consider the concerns of the current tenants and vote against this unwelcome bad project.

Best wishes,
Rui Wang (UBC Professor)
and his wife

s. 22(1) Personal and Confidential

Beach Towers

From: [Correspondence Group, City Clerk's Office](#)
To: [Public Hearing](#)
Subject: FW: 311 Citizen Feedback ~ Case # 385282
Date: Tuesday, February 05, 2013 4:33:11 PM
Attachments: [image001.png](#)

From: 311 Operations
Sent: Tuesday, February 05, 2013 4:08 PM
To: Correspondence Group, City Clerk's Office
Subject: 311 Citizen Feedback ~ Case # 385282

Hello,
311 has received the following feedback addressed to Mayor and Council.
Regards,
Clint
311 Operations



Citizen Feedback - Received via email: Now that I've been unable to complain formally about the noise emanating from 1236 Bidwell St, can you at least forward my opposition to the planned rezoning of Beach Towers? Not only will this project ruin the views and create even more congestion in now one of the most congested areas in the city, it will add to the horrific amount of noise that nearby residents have had to endure on almost daily basis for well over a year. The whole STIR program is a joke, and probably illegal, which is, I suspect, why it was cancelled. But not before the destruction of Heritage sites has already begun. Why designate buildings heritage sites if they are to be torn down at the first opportunity to add dollars to City coffers?Michael Trew - 101000385282
Case Created: 2/5/2013 4:05:00 PM

Incident Location:

Contact Details:

Contact: [TREW, MICHAEL](#)
Address: s. 22(1) Personal and Confidential
Phone number: s. 22(1) Personal and Confidential
Email: s. 22(1) Personal and Confidential
Preferred contact: None

Request Details:

1. Describe details (who, what, where, when, why): *

Received via email: Now that I've been unable to complain formally about the noise emanating from 1236 Bidwell St, can you at least forward my opposition to the planned rezoning of Beach Towers? Not only will this project ruin the views and create even more

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	congestion in now one of the most congested areas in the city, it will add to the horrific amount of noise that nearby residents have had to endure on almost daily basis for well over a year. The whole STIR program is a joke, and probably illegal, which is, I suspect, why it was cancelled. But not before the destruction of Heritage sites has already begun. Why designate buildings heritage sites if they are to be torn down at the first opportunity to add dollars to City coffers?Michael Trew
2. Do you want to be contacted? *	No
3. Type of feedback: *	Opinion
4. Feedback regarding: *	City Department
5. Department: *	Mayor & Council
6. Division or Branch Name: *	Mayor & Council

Additional Details:

From: [Correspondence Group, City Clerk's Office](#)
To: [Carol Volk-Knibbs](#)
Subject: RE: BEACH TOWERS REZONING
Date: Thursday, February 14, 2013 1:30:39 PM

Thank you for your comments.

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Thank you.

From: Carol Volk-Knibbs s. 22(1) Personal and Confidential
Sent: Thursday, February 14, 2013 12:28 PM
To: Correspondence Group, City Clerk's Office
Subject: BEACH TOWERS REZONING

Dear Mayor and City Council:

Approving this proposal to build these additional housing units to our much loved Beach Towers complex, will NOT add to the beauty of this area - AT ALL!

Not only will the appearance of the neighborhood with the beautiful trees, shrubs and flowers next to sand and sea be ruined, but the much loved views, open spaces and sunlight we currently experience will also be ruined.

Beach Towers is a very well maintained landmark associated with English Bay and the west end of downtown Vancouver. The new proposals will eliminate that ambiance.

I add my name to the list of my fellow residents in direct opposition to this proposal. PLEASE, DO NOT APPROVE THIS.

Regards,

Carol Volk-Knibbs

s. 22(1) Personal and Confidential



From: [Correspondence Group, City Clerk's Office](#)
To: s. 22(1) Personal and Confidential
Subject: FW: Rezoning Application for 1600 Beach Avenue and 1651 Harwood Street
Date: Tuesday, February 05, 2013 2:12:36 PM
Attachments: [Beach Towers Rezoning - Opposed.pdf](#)

Thank you for your comments.

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Thank you.

From: Helinets Supply Canada s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 2:09 PM
To: Correspondence Group, City Clerk's Office
Subject: Rezoning Application for 1600 Beach Avenue and 1651 Harwood Street

Please find attached my comments regarding the rezoning application mentioned above.

I trust that you will read these comments and take them into consideration when making a decision on this highly controversial proposal.

Jodie Weber

Mayor And Councilors.

My name is Jodie Weber and I am vehemently opposed to this rezoning application.

I live in s. 22(1) Personal and Confidential at the Corner of Cardero and Harwood streets. Our house that we have lived in, invested in, raised our daughter in and called home for over 10 years. Our building is a 3 storey, owner occupied condominium building, one the majority of buildings this size, not just in the beach towers vicinity but in the majority of the west end.

Our building will loose 100% of our sunlight that means all of it ! We and all the others surrounding this proposal will be substantially affected by shadowing. The only time our building along with others, gets sun to 75% of our suites, is in the summer, it appears directly between The Douglas and McDonald Towers, exactly where planning thinks it's a great idea to plonk a 90ft high 100 ft long 80 foot wide wall.

It is an insult to not only my intelligence but everyone in this area to be told by the City that a shadow study done for Spring and Fall between 10am and 2pm is an acceptable assessment of an impact of shadowing. It is not even close to acceptable.

The sun is nowhere near these buildings in Spring and Fall and who is home between 10 and 2?

How can this be called a study, its half baked its half done.

We will be living in the dark for the entire year, not just 3/4 of it if this overflow of Beach Towers is to proceed.

This is the truth it is not manipulated by architectural drawings, flawed studies, and fancy language, it's just the plain simple truth.

This proposal will remove airflow, it will take away public views, It will take away neighboring buildings views, it will ruin streetscapes and it will close in a site that was deliberately designed to do the exact opposite I am sure you have seen Mr. Kalns' video.

What it will do is create a 100 FT LONG, 80 FT WIDE 90 ft HIGH BARRICADE.

For the substantial impact this has on the neighborhood the city gets 133 luxury rentals. Luxury rentals not affordable as even admitted by you.

This proposal goes against your own policies regarding open spaces, public views, street character, density, heritage retention, shadowing, the list goes on, I ask that you and your departments abide by your own rules and regulations.

This Development if approved will be nothing more than a disgrace, It will ruin our neighborhood.

The West End cares, we care about our community, we want a stop to spot rezoning, we have petitioned it to the tune of over 13000 signatures and we sure as hell deserve to be listened to, to be heard and to be respected.

Mr. Shaffran has been denied before by a Council brave enough to stand up for the residents of a community he had planned on ruining for his financial benefit and his alone. Please don't think for a second you as our voice can't do the same. This application does nothing, absolutely nothing for the City, for the West End and for us, the residents.

I cannot urge you enough to vote this proposal down.

Jodie Weber

s. 22(1) Personal and Confidential

From: [Correspondence Group, City Clerk's Office](#)
To: [judy wilcox](#)
Subject: RE: beach towers rezoning application
Date: Tuesday, February 05, 2013 1:55:46 PM

Thank you for your comments.

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Thank you.

From: judy wilcox s. 22(1) Personal and Confidential
Sent: Tuesday, February 05, 2013 12:49 PM
To: Correspondence Group, City Clerk's Office
Subject: beach towers rezoning application

I disapprove strongly with the many increases in rezoning for higher density in the West End. The latest Bidwell Harwood and Beach Ave., "Fill In", how beautiful, a wall of concrete beside the ocean! Whose crazy idea is that. Also more cars, more garbage, more noise. When is enough enough?

Judy wilcox